

## MEETING NOTES

**NAME OF GROUP:** Nebraska Capitol Environs Commission

**DATE, TIME AND**

**PLACE OF MEETING:** Thursday, July 26, 2001, 8:30 am, Room 206, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS**

**IN ATTENDANCE:**

<b>Members:</b>	Kim Todd, V.J. Nelson, Karen Kilgarin, Pat O'Donnell, Jeff Searcy, David Hunter, and Tom Laging
<b>Others:</b>	Bradd Schmeichel (Urban Development); Ryan Horner, Dennis Scheer, Jeff Chadwick, & Steve Cook (Clark Enersen); Lynn Johnson and Jerry Shorney (Parks & Recreation); Bob Ripley (Commission Staff); Ed Zimmer and Missy Minner (Planning Department)

**STATED PURPOSE**

**OF THE MEETING:** Regular Meeting of the Nebraska Capitol Environs Commission

Searcy called the meeting to order. The meeting notes of the June 27, 2001 meeting were distributed. New commissioners, Pat O'Donnell and V.J. Nelson introduced themselves to the group.

**Application by Clark Enersen on behalf of NEBCO, Inc. for a certificate of appropriateness for improvements on Block 119 of the Original Plat of Lincoln, being the full block bounded by K Street, South 11<sup>th</sup> Street, Lincoln Mall, and South 10<sup>th</sup> Street, in the Capitol Environs District.**

This proposal calls for a 3-story 30,000 sq ft building with underground parking of 80 spaces. It is in a preliminary design stage. There is a ceremonial entrance off Lincoln Mall, with the primary entrance on the north side of the building.

They have attempted to downplay the scale of the building by using a base of brick and a series of columns along the eastern half of the Mall side.

The building materials being proposed are tan brick on the lower two levels with precast on the columns and cornice of the building. The glass will be fairly transparent.

The north half of the block will house surface parking. This will give NEBCO the opportunity for future expansion with a parking structure or office space. NEBCO also owns large portion of the adjacent block and would like to continue the green plaza at some point. The perimeter would be a combination of plantings and wall. The same materials that come out from building will be around the parking.

If it is appropriate, they would like to develop some amenities along the Mall, however they don't want to violate anything that has already been discussed along the Mall. Commissioners expressed the desire to animate the Mall and mentioned the interest of the property owners in redoing the medians.

Commissioners discussed the importance of bringing the property owners and NEBCO together to organize the effort to redesign this area.

**Application by Urban Development Department for a Certificate of Appropriateness for work on “south mall” (the right-of-way of South 15<sup>th</sup> Street between H Street and A Street), in the Capitol Environs District.**

Schmeichel indicated that the sidewalk repair will go to bid soon. The trees will be removed from the medians which will then be planted with turf. They hope to have the sidewalk and landscaping completed this fall.

The other element of this project is street lights. There will be a total of 56 street lights with 4 on each block. The Near South Neighborhood, with whom they’ve worked closely on this project, has chosen the “R Street model” light. They would like to have sodium bulbs. They feel the metal halide is too harsh.

Commissioners preferred metal halide lights, however felt it was important to have the support of the neighborhood for the removal of the trees. Schmeichel indicated that there hasn’t been any major opposition to the tree removal. Urban Development will make efforts to notify neighbors and property owners.

Laging moved approval of the sodium lights, seconded by Hunter.

Laging was of the opinion that the Commission should not be a road block for these projects. The lights should blend with the area, not stand out. Hunter added that if the Near South Neighborhood has a general consensus for sodium lights, he is fine with that.

Zimmer stated that the lights are the most distinct part of this project. It will be beneficial to have this move forward as one piece.

Motion for approval carried 6-0.

**Discussion of status and possible refurbishing/redesign of Lincoln (west) Mall.**

Shorney indicated that Parks’ inventory (See Exhibit A) of the blocks showed 46 weeping crabs and 11 benches. The ewes have grown tall which is believed to have contributed to some incidents of vandalism and assault. The Parks Department would prefer landscaping that is low to promote safety.

Hunter felt this shouldn’t be done unless the existing irrigation system is improved. Shorney stated that no CIP funds have been earmarked for this, so it would have to be done with funding from outside sources.

Commissioners discussion indicated that the Commission would be prepared to move forward with information from the discussion scheduled for next month’s meeting. In the meantime, Parks will put together a conceptual design with the help of Zimmer and Ripley.

**Miscellaneous -**

Searcy mentioned that some of the fountains on the Mall have been filled in with dirt. He asked that the September agenda include the Centennial Mall plan.

**Retiring Commissioner Bud Cuca -**

Searcy read a proclamation acknowledging Cuca's contribution to the Commission into the record. (See Exhibit B) O'Donnell moved approval of the proclamation, seconded by Laging. Motion for approval carried unanimously.

**Meeting Times -**

Commissioners discussed changing the standing meeting date. Laging moved that the date be changed to the 4<sup>th</sup> Wednesday of the month at 8:00 am, seconded by Nelson. Motion carried 6-0. This change is effective with the August meeting.

There being no further business, the meeting adjourned at 10:00 am.